

037.A

0002

0008.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

300,000 / 300,000

300,000 / 300,000

APPRaised:

USE VALUE:

ASSESSED:

300,000 / 300,000

300,000 / 300,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		DECATUR ST, ARLINGTON

OWNERSHIP	Unit #:	8
Owner 1:	GOODMAN DANIEL F & FUMIKO	
Owner 2:		
Owner 3:		
Street 1:	112 DECATUR ST #8	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	SYLVIA BRANDON J -
Owner 2:	-
Street 1:	112 DECATUR ST #8
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6022																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	300,000			300,000		
							125885
							GIS Ref
							GIS Ref
							Insp Date
							05/25/18

PREVIOUS ASSESSMENT

Parcel ID							
037.A-0002-0008.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	102	FV	291,500	0	.	291,500	291,500 Year End Roll
2019	102	FV	266,000	0	.	266,000	266,000 Year End Roll
2018	102	FV	220,100	0	.	220,100	220,100 Year End Roll
2017	102	FV	204,800	0	.	204,800	204,800 Year End Roll
2016	102	FV	204,800	0	.	204,800	204,800 Year End
2015	102	FV	189,800	0	.	189,800	189,800 Year End Roll
2014	102	FV	189,900	0	.	189,900	189,900 Year End Roll
2013	102	FV	189,900	0	.	189,900	189,900

SALES INFORMATION

TAX DISTRICT								PAT ACCT.			
Grantor								V	Tst	Verif	Notes
SYLVIA BRANDON	72149-455	2	1/22/2019					325,000	No	No	
OCONNELL LYDIA	66214-515		10/13/2015					213,100	No	No	
OCONNELL LYDIA	65585-377		6/22/2015	Convenience				10	No	No	
SERINO JOHN G-	37357-543		12/13/2002	Family				190,000	No	No	
	14169-235		1/1/1901						No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/25/2018										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 2.										
Sty Ht:	1 - 1 Story			A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:												
Foundation:	1 - Concrete			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:	0	Rating:	Average											
Prime Wall:	7 - Brick			A HBth:		Rating:												
Sec Wall:		%		OthrFix:		Rating:												
Roof Struct:	2 - Hip			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average											
Color:	BRICK			A Kits:		Rating:												
View / Desir:	N - NONE			Fpl:	0	Rating:	Average											
GENERAL INFORMATION				WSFlue:		Rating:												
Grade:	C - Average			CONDOS INFORMATION														
Year Blt:	1962	Eff Yr Blt:		Location:	R - Rear													
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact:	.	Floor:	1 - 1st Floor													
Const Mod:				% Own:	1.927999973													
Lump Sum Adj:				Name:	10 - 6022													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	4	1	0					
Sec Int Wall:		%		Economic:			%	Additions:										
Partition:	T - Typical			Special:			%	Kitchen:										
Prim Floors:	4 - Carpet			Override:			%	Baths:										
Sec Floors:		%		Total:	30.6	%		Plumbing:										
Bsmnt Flr:				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:	320.00			Heating:										
Bsmnt Gar:				Size Adj.:	1.38495576			General:										
Electric:	3 - Typical			Const Adj.:	1.06049991			COMPARABLE SALES				SUB AREA						
Insulation:	2 - Typical			Adj \$ / SQ:	469.999			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL				
Int vs Ext:	S			Other Features:	32737													
Heat Fuel:	1 - Oil			Grade Factor:	1.00													
Heat Type:	3 - Forced H/W			NBHD Inf:	1.23000002													
# Heat Sys:	1			NBHD Mod:														
% Heated:	100	% AC:	100	LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	NO	Adj Total:	432217													
% Com Wall:		% Sprinkled:		Depreciation:	132259			Juris. Factor:		Before Depr:	578.10							
				Deprecated Total:	299959			Special Features:	0	Val/Su Net:	442.48							
								Final Total:	300000	Val/Su SzAd:	442.48							
MOBILE HOME				WtAv\$/SQ:		AvRate:		Net Sketched Area:	678	Total:	318,659							
Make:		Model:		Serial #:		Year:		Size Ad:	678	Gross Are:	678	FinArea:	678					
SPEC FEATURES/YARD ITEMS				PARCEL ID				037.A-0002-0008.0				IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				

